

Section 5.3 Fences, Walls, and Screens

Unless otherwise exempt, Minor Development Review approval shall be required for fences and walls.

A. Exemptions

The following fences and walls shall be exempt from Development Review (a building permit may be required).

1. **Retaining walls.** Retaining walls less than thirty-six (36) inches in height.
2. **Residential fences.** Fences located on residential property (privacy fences) constructed in compliance with the standards of this section
3. **Required fences.** Fences and walls required by a state or federal agency, or by the City for public safety.

B. Height Limits and Locations

For Residential Zoning Districts, each fence, wall, and screen (including landscaping use as a screen) shall comply with height limits and locations shown in Table 5.3-1 Maximum Height of Fences, Walls, and Screening in Required Yard Area for Residential Zoning Districts. Please refer to subsection E - Special Fencing and Screening Requirements, for fence and wall standards specific to commercial and industrial uses.

Table 5.3-1: Maximum Height of Fences, Walls, and Screening in Required Yard Area for Residential Zoning Districts

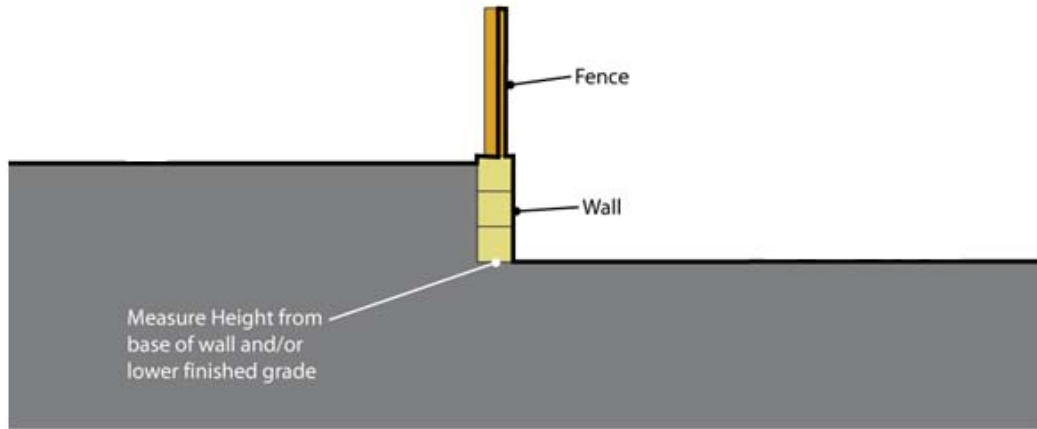
Location of Fence/Wall/Screen ¹	Maximum Height ²
Required front yard area ³	4 feet
Required rear and interior side yard area (along rear and interior property lines)	6 feet
Required street side yard area	6 feet
At intersections of streets, alleys, and driveways within the clear visibility area	30 inches

Notes:

1. Fences, walls, and screening are not required between land uses unless otherwise specified in this Code. Fences, walls, and screening must also be located outside of any public utility easement except as authorized by the applicable utility agency.
2. Maximum height may be increased by the designated approving authority as part of Development Review.
3. Applies to the entire area in the front yard of a house, as defined by the front facade.

C. Height Measurement

1. Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material. Grade may not be modified in order to increase fence height.
2. The height of fencing placed atop a wall shall be measured from the base of the wall, except as provided in 3, below.
3. The height of the fence must not exceed six (6) feet as measured from the base of the wall and/or fence from the perspective of the sidewalk, roadway and/or adjacent property.

Figure 5.3-1: Height Measurements

D. Prohibited Materials

The following fence materials are prohibited in all zones unless approved through a Minor Development Review or Conditional Use Permit process for security needs (i.e., an industrial user) or required by the City or state or federal law or regulation.

1. Barbed wire or electrified fence.
2. Razor or concertina wire in conjunction with a fence or wall, or by itself.
3. Chain link fencing within a front yard or street side yard.

E. Special Fencing and Screening Requirements

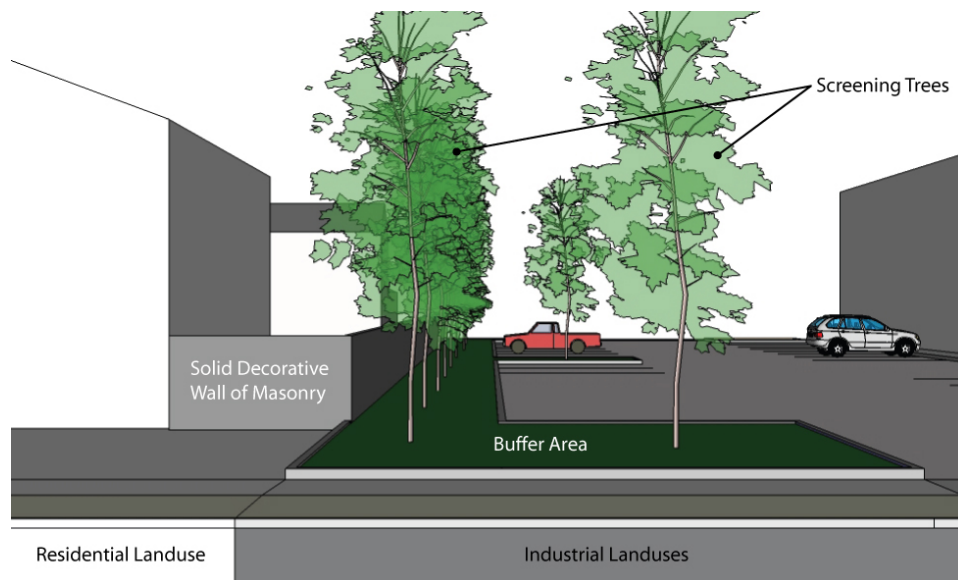
This section establishes screening standards and special provisions for walls and fencing.

1. Screening

- a. **Screening between different land uses.** The City encourages the integration and connection of compatible uses. To that end, contiguous barriers in the form of solid fences and walls, including soundwalls, should only be used between land uses when residential uses are located next to industrial uses or when necessary, as determined by the designated approving authority. When used, the screening shall meet the following standards (see Figure 5.3-2 Screening Between Different Land Uses):
 - 1) The screen shall consist of a solid decorative wall of masonry or similar durable material or, in lieu of decorative masonry, the wall shall be covered with plant materials (e.g., ivy) or shall be blocked from view by landscape materials. The wall shall be a minimum of six (6) feet in height, shall be architecturally treated on both sides, and shall comply with the height limitations listed in Section 5.3-B Height Limits and Location;
 - 2) The decorative wall is subject to Minor Development Review approval;

- 3) A landscaping strip with a minimum width of five (5) feet shall be installed adjacent to a screening wall, except that a minimum of six (6) feet of landscaping (with trees) shall be provided between a parking lot and a screening wall;
- 4) The designated approving authority may waive, or approve a substitute for, the requirements above if it is determined that:
 - a) The relationship of the proposed uses makes screening unnecessary or undesirable;
 - b) The intent of this section is successfully met by alternative screening methods; and/or
 - c) Physical characteristics and/or constraints on the site make required screening infeasible or unnecessary.

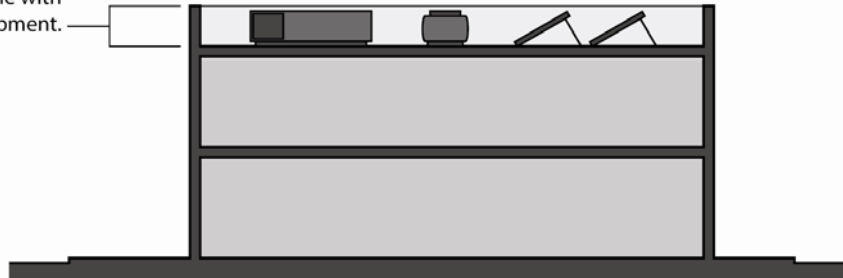
Figure 5.3-2: Screening Between Different Land Uses



- b. **Screening of mechanical equipment.** Mechanical equipment shall be screened as follows:
 - 1) All exterior mechanical equipment shall be screened from view on all sides;
 - 2) Screening on top of the equipment may be required by the designated approving authority if necessary to protect views from a neighboring residential zone.
- c. **Screening of roof-mounted equipment.** Roof-mounted mechanical equipment shall be screened in compliance with the following standards (see Figure 5.3-3 Screening of Roof-Mounted Equipment):
 - 1) Screening materials may be solid concrete, wood, or other opaque material and shall effectively screen the mechanical equipment so that it is not visible from a public street;
 - 2) The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural styles;
 - 3) Mechanical equipment must be screened from the perspective of the adjacent public streets, right-of-way and/or sidewalk.

Figure 5.3-3: Screening of Roof-Mounted Equipment

Mechanical Equipment shall be screened with concrete, wood, or other opaque material. This method of screening shall be architecturally compatible with other on-site development.

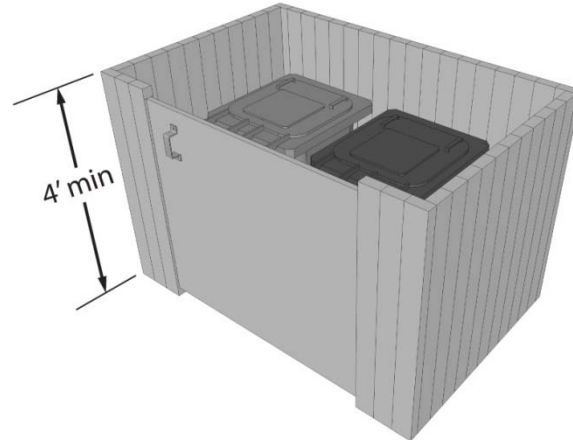


- d. **Screening of ground-mounted antennas.** Ground-mounted antennas shall be screened with a fence, wall, or dense landscaping so that the antennas are not visible from the public right-of-way and to minimize the visual impact on abutting properties.

Building-mounted antennas shall be screened as follows:

- 1) Wall-mounted equipment shall be flush-mounted and painted or finished to match the building, with concealed cables;
 - 2) Roof-mounted equipment shall be screened from view of public rights-of-way by locating the antenna below the roofline, parapet wall, or other roof screen and by locating the antenna as far away as physically feasible and aesthetically desirable from the edge of the building;
 - 3) Antennas shall have subdued colors and non-reflective materials which blend with the materials and colors of the surrounding area or building.
- e. **Screening of commercial loading docks and refuse areas.** Loading docks and refuse storage areas shall be screened from public view and adjoining public streets and rights-of-way and residentially zoned areas. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style. Exceptions may be permitted through Development Review for sites with unique characteristics (e.g., shallow lot depth, adjacency to single-family unit). All dumpsters shall be closed when not in use.
- f. **Screening of trash enclosures/recycle containers.** Trash receptacles (including recycling and green waste containers) shall not be stored within a required front or street side yard and shall be screened from view of the public right-of-way by a solid fence not less than four (4) feet in height. Exceptions to fence height standards may be granted by the designated approving authority to ensure proper placement and screening of trash receptacles. See Figure 5.3-4 Screening of Trash Enclosures/Recycling Containers.

Figure 5.3-4: Acceptable Screening of Trash Enclosures /Recycling Containers



- g. **Outdoor equipment, storage, and work areas.** Outdoor storage areas for materials other than plants shall be enclosed and screened from view from the public right-of-way and abutting property by a solid fence or wall a minimum of six (6) feet in height. All gates provided for ingress and egress in any required fence or wall shall be at least six (6) feet in height and shall be of view-obstructing construction.
- h. **Screening for special uses.** The following uses shall be screened from abutting properties and the public right-of-way as provided below:
 - 1) **Automobile dismantling.** Outdoor storage areas for automobile dismantling uses shall be screened from public view by a masonry wall no less than six (6) feet tall and no more than fourteen (14) feet tall. Materials and goods stored in the yard area may not be stacked above the height of the enclosing wall. Those portions of walls fronting onto public rights-of-way shall be buffered by a minimum ten (10)-foot-wide landscape area that includes a ground cover and evergreen trees planted thirty (30) feet on center. The wall shall be covered with either graffiti-resistant paint or coating or with vines or other landscaping. The design of the landscaping (e.g., irrigation, planting) shall be consistent with the standards of Section 5.4 Landscaping, General Provisions.
 - 2) **Junk tire facility.** Junk tires shall be stored behind a visual screen fence no higher than eight (8) feet tall and shall not be stacked higher than the top of the fence. Fences shall be required between a licensed junk tire facility and any adjoining parcel which has a more restrictive land use zoning designation.
 - 3) **Potable water storage facility.** Potable water storage facilities shall be enclosed by a six (6)-foot-tall solid masonry wall and buffered from the public right-of-way by a minimum ten (10)-foot-wide landscape planter that includes ground cover and evergreen trees planted thirty (30) feet on center. The masonry wall shall be covered in either graffiti-resistant paint or coating or with vines or other landscaping. The design of the landscaping (e.g., irrigation, planting) shall be consistent with the standards of Section 5.4 Landscaping, General Provisions.
 - 4) **Service stations.** Service stations shall be screened from abutting residential zoning districts and uses by a solid six (6)-foot masonry wall along the property line between the service station and the abutting property, except that within the first twenty-five

(25) feet from the street right-of-way line said wall shall not exceed two and one-half (2.5) feet in height.

- i. **Retaining walls.** An embankment to be retained that is over forty-eight (48) inches in height shall be benched so at the low side no individual retaining wall exceeds a height of thirty-six (36) inches above the finished grade and each bench has a minimum depth of thirty-six (36) inches.
- j. **Swimming pools, spas, and similar features.** Swimming pools/spas and other similar water features shall be fenced in compliance with the adopted Building Code.
- k. **Temporary fencing.** Temporary fencing may be required by the designated approving authority where necessary to protect trees or other sensitive features and the general public from construction activities during site preparation and construction. Temporary fencing shall be removed after ninety (90) days once construction is complete.
- l. **Temporary security fencing.** Temporary security fencing (including chain link) with a maximum height of six (6) feet may be installed around the property lines of vacant property with approval from the designated approving authority. Properties shall be maintained in a condition free from weeds and litter.
- m. **Open space and trails.** Fences adjacent to open space and trail areas shall be constructed and maintained as open view fencing and shall not be chain link.
- n. **Soundwalls.** Whenever soundwalls are required to mitigate sound impacts adjacent to streets, the following standards shall apply. These standards shall not preclude the use of other innovative methods of project design utilizing greater setbacks, building design, mounding, or single-story structures with solid walls facing the street.
 - 1) **Setbacks.** Walls shall be set back a sufficient distance from the ultimate public street right-of-way in accordance with noise attenuation and landscaping. The area between the right-of-way and the wall shall include a public sidewalk and landscaping, including canopy street trees;
 - 2) **Height.** Maximum height of a wall shall not exceed six (6) feet above the finished grade at the base of the wall on the roadway side, unless additional height is needed as documented by a noise study and approved by the Planning Director; in which case a specific maximum height in excess of six feet shall be established and adhered to;
 - 3) **Earthmounds.** When the sound and visual attenuation requires a wall exceeding six (6) feet above the grade of the adjacent roadway, earthmounds shall be used, such that no more than six (6) feet of the wall is visible from the roadway. The mounds shall not exceed a three-to-one (3:1) ratio slope. The mounds may support the wall or be placed against the wall on the street side. Drainage shall be contained, so there is no sheet flow of water onto the sidewalk where the slope exceeds a six-to-one (6:1) ratio;
 - 4) **Type of wall.** Walls shall be constructed of graffiti-resistant solid brick or masonry material that requires minimum maintenance and provides the required sound and visual attenuation.
- o. **Agricultural fencing.** All fences which enclose livestock shall be designed, constructed, and maintained so as to control and contain such livestock at all times and so as to prevent such livestock from reaching across any property lines and damaging adjacent property.

F. Continued Maintenance and Operation

1. **Maintenance.** Fences, walls, and landscape screening shall be continuously maintained in an orderly and good condition, at no more than their maximum allowed height.
2. **Graffiti resistance.** Each fence or wall adjacent to a public right-of-way in any zoning district shall be provided with a permanently maintained graffiti-resistant coating (a painted wood fence meets this requirement, since it can be repainted).